

**RESUME'**  
A G E N D A

GARDEN GROVE PLANNING COMMISSION

REGULAR MEETING

DECEMBER 1, 2005

COMMUNITY MEETING CENTER  
11300 STANFORD AVENUE

STUDY SESSION – 6:00 P.M.

ROLL CALL: CHAIR CALLAHAN, VICE CHAIR JONES  
COMMISSIONERS BARRY, CHI, LECONG, MARGOLIN, PIERCE  
All present.

1. General Plan Update discussed.
2. Brief description of future Agenda items.

REGULAR SESSION - 7:00 P.M.

ROLL CALL: CHAIR CALLAHAN, VICE CHAIR JONES  
COMMISSIONERS BARRY, CHI, LECONG, MARGOLIN, PIERCE  
All present.

PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA  
Led by Commissioner Pierce.

- A. ORAL COMMUNICATIONS - PUBLIC  
None.
- B. APPROVAL OF MINUTES: November 17, 2005  
Approved by seven ayes.

C. PUBLIC HEARINGS (Authorization for the Chair to execute Resolution shall be included in the motion.)

C.1. SITE PLAN NO. SP-381-05

APPLICANT: A VAN BUI

LOCATION: SOUTHWEST CORNER OF FLOWER STREET AND 15<sup>TH</sup> STREET AT 14121 FLOWER STREET.

REQUEST: To construct two (2) detached, two-story multiple-family units with a combined living area of 6,750 square feet, with each unit having an attached two-car garage, located on an 11,225 square foot lot improved with an existing single-family home. The site is in the R-3 (Multiple-Family Residential) zone.

ACTION: Other than the engineer for the project, no one spoke in favor of or in opposition to the request. Resolution No. 5523 was approved by seven ayes with an amendment to Condition of Approval No. 15. No further action unless appealed by December 22, 2005.

C.2. NEGATIVE DECLARATION  
SITE PLAN NO. SP-382-05  
CONDITIONAL USE PERMIT NO. CUP-175-05  
TENTATIVE PARCEL MAP NO. PM-2005-260

APPLICANT: ALEX CUEVAS

LOCATION: NORTHEAST CORNER OF BROOKHURST STREET AND TRASK AVENUE AT 13482 BROOKHURST STREET.

REQUEST: Site Plan and Conditional Use Permit approval to construct a service station with a 2,900 square foot convenience store (Arco AM/PM), a 968 square foot automatic car wash, and to allow the business to continue to operate with a Type "20" (Off-Sale Beer and Wine) Alcoholic Beverage Control License. Also, Tentative Parcel Map approval to consolidate two (2) parcels into one (1) parcel. The existing Arco AM/PM service station will be demolished to facilitate the proposal. The site is in the C-2 (Community Commercial) zone.

ACTION: Other than the applicant, and five representatives, no one spoke in favor of the request or in opposition to the request; and one person asked clarification questions. Resolution No. 5524 was approved by seven ayes with amendments to the

crime statistics portion of the staff report and Condition of Approval No. 17. No further action unless appealed by December 22, 2005.

C.3. SITE PLAN NO. SP-348-04 (Rev. 05)  
CONDITIONAL USE PERMIT NO. CUP-141-04

APPLICANT: GALAXY OIL COMPANY

LOCATION: NORTHWEST CORNER OF HARBOR BOULEVARD  
AND BANNER AVENUE, NORTH OF THE SR-22  
FREEWAY AT 13321 HARBOR BOULEVARD.

REQUEST: A Modification of Approved Plans to construct a storage area (approximately 1,100 square feet) on the second floor of an approved gas station with convenience market. The site is in the HCSP-TZS (Harbor Corridor Specific Plan-Transition Zone South) zone.

ACTION: Other than the applicant's representative and the project designer, no one spoke in favor of the request or in opposition to the request. Resolution No. 5525 was approved by seven ayes with an amendment to the original Conditional of Approval No. 13 for SP-348-04. No further action unless appealed by December 22, 2005.